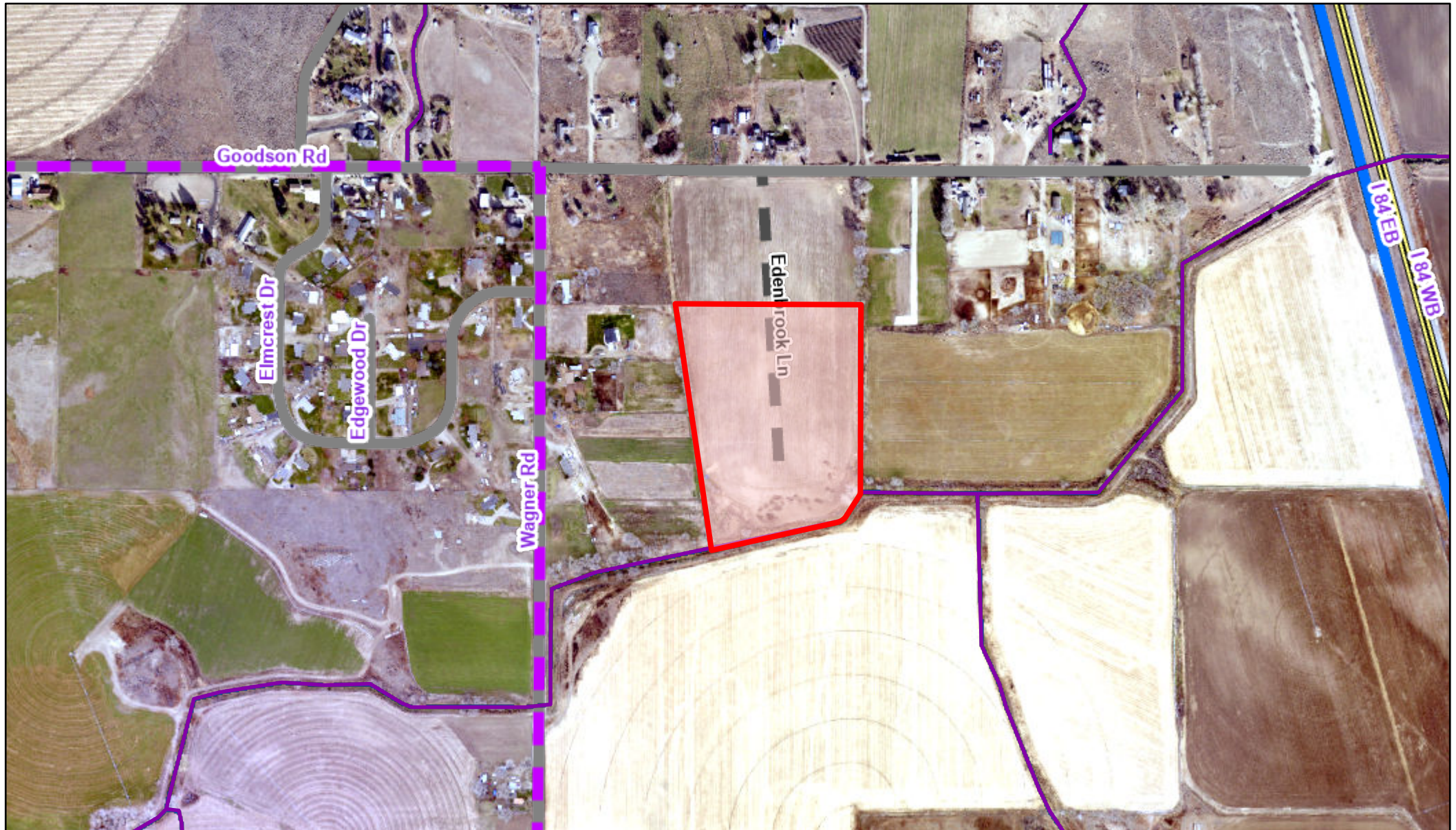
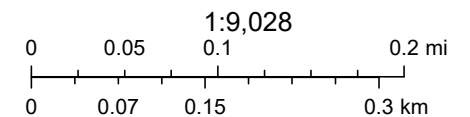


Canyon County, ID Web Map



6/23/2023, 2:11:34 PM

- Multiple Parcel Search _Query result
- Hydro_NHDFlowline
- Hydro_NHDFlowline
- CC_PrivateRoads
- CanyonCountyRoads
- Interstate
- Roads
- ITDFunctionalClassification
- Interstate
- Major Collector
- Canyon County Imagery_2019
- Red: Band_1
- Green: Band_2



Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA

Canyon County, ID

Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA | COMPASS | Nampa GIS | City of Nampa |

MASTER APPLICATION

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #140, Caldwell, ID 83605

www.canyonco.org/dsd.aspx

Phone: 208-454-7458

Fax: 208-454-6633



PROPERTY OWNER	OWNER NAME: Ryan and Heidi Walker
	MAILING ADDRESS: 10629 Valley Hi Road, Middleton, ID 83644
	PHONE: [REDACTED] EMAIL: [REDACTED]
I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If owner(s) are a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.	
Signature: <u>Heidi Walker</u> Date: <u>10/27/21</u>	

(AGENT) ARCHITECT ENGINEER BUILDER	CONTACT NAME: Darin Taylor
	COMPANY NAME: Subdivision Maker LLC
	MAILING ADDRESS: 1434 New York Street, Middleton, ID 83644
	PHONE: 208-899-9556 EMAIL: darin.taylor@subdivisionmaker.com

SITE INFO	STREET ADDRESS: 1647 Goodson Road, Caldwell ID 83607	
	PARCEL #: R37921011	LOT SIZE/AREA: 14.906 Acres
	LOT: BLOCK: SUBDIVISION:	
	QUARTER: NW SECTION: 20 TOWNSHIP: 5 N RANGE: 3 W	
	ZONING DISTRICT: Agricultural FLOODZONE (YES/NO):	

HEARING LEVEL APPS	<input type="checkbox"/> CONDITIONAL USE <input type="checkbox"/> COMP PLAN AMENDMENT <input checked="" type="checkbox"/> CONDITIONAL REZONE
	<input type="checkbox"/> ZONING AMENDMENT (REZONE) <input type="checkbox"/> DEV. AGREEMENT MODIFICATION <input type="checkbox"/> VARIANCE > 33%
	<input checked="" type="checkbox"/> MINOR REPLAT <input type="checkbox"/> VACATION <input type="checkbox"/> APPEAL
	<input checked="" type="checkbox"/> SHORT PLAT SUBDIVISION <input type="checkbox"/> PRELIMINARY PLAT SUBDIVISION <input type="checkbox"/> FINAL PLAT SUBDIVISION

DIRECTORS DECISION APPS	<input type="checkbox"/> ADMINISTRATIVE LAND DIVISION <input type="checkbox"/> EASEMENT REDUCTION <input type="checkbox"/> SIGN PERMIT
	<input type="checkbox"/> PROPERTY BOUNDARY ADJUSTMENT <input type="checkbox"/> HOME BUSINESS <input type="checkbox"/> VARIANCE 33% >
	<input type="checkbox"/> PRIVATE ROAD NAME <input type="checkbox"/> TEMPORARY USE <input type="checkbox"/> DAY CARE
	<input type="checkbox"/> OTHER _____

CASE NUMBER: <u>CA2021-0012 / SD2021-0057</u>	DATE RECEIVED: <u>10/28/21</u>
RECEIVED BY: <u>E. Allen</u>	APPLICATION FEE: <u>1235 / 1712 = 2945</u> <input checked="" type="checkbox"/> MO <input type="checkbox"/> CC <input type="checkbox"/> CASH

#3496

Subdivision Maker LLC

1434 New York Street, Middleton, Idaho 83644

208-899-9556

darin.taylor@subdivisionmaker.com

October 28, 2021

Development Services Department
111 N. 11th Avenue
Caldwell, Idaho 83605

Re: Application – Conditional Rezone and Short Plat Canyon
County Assessor's Parcel No.: 37921011

Development Services Department:

Subdivision Maker LLC, on behalf of landowner Ryan and Heidi Walker, is applying to conditionally rezone approximately 14.906 acres from A (Agricultural) to R-R (Rural Residential), and for preliminary and final plat approval of Edenbrook Estates Subdivision consisting of three, approximately 5-acre residential lots located about 600 feet south of Goodsoon Road about 1,000 feet east of the Goodson Road/Wagner Road intersection in Canyon County, Idaho.

I reserved the subdivision and road names previously so there should not be a conflict. The subject property is shown on the Canyon County Future Land Use Map adjacent to the Residential area on the north side of Goodson Road. On March 5, 2021, the county-approved administrative land division was recorded as Instrument Number 2021-016393, which created the two, approximately five-acre parcels situated between the subject property and Goodson Road. A road users' agreement was recorded at that time for the shared approach to Goodson Road as required by the highway district. Also, CC&Rs were recorded to use and maintain the common irrigation system.

The subject property is bordered on west, north and east by rural residential parcels, Interstate 84 on the east, and a farm field on the south. Black Canyon Irrigation District provides surface water irrigation to, and drainage from, the subject property via Conway Gulch.

A neighborhood meeting was held May 13, 2021 and eight people attended. Each liked the plan for larger lot sizes and continued hobby-farms lifestyles.

Enclosed is the Master Application, this letter describing the request, Subdivision Worksheet, Irrigation Plan Application, neighborhood meeting sign-up sheet (required for rezone), copy of the recorded Road Users' Agreement, copy of the recorded Declaration of Covenants, Conditions,

Development Services Department

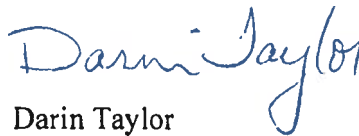
October 28, 2021

Page 2 of 2

Restrictions, Easements, and Shared Irrigation System, one paper copy and one electronic copy of the preliminary and final plats, a copy of the deed verifying the Walkers' ownership, and the \$2,945.00 filing fee for a conditional rezone and short plat (simultaneous process for the preliminary and final plats).

Please contact me if you have questions or would like additional information. Thank you.

Sincerely,

A handwritten signature in blue ink that reads "Darin Taylor". The signature is written in a cursive, flowing style.

Darin Taylor
Subdivision Maker, LLC

Copy: Ryan and Heidi Walker

Canyon County Development Services

111 N. 11th Ave. Room 140, Caldwell, ID 83605
(208) 454-7458

Building Division Email: buildinginfo@canyonco.org

Planning Division Email: zoninginfo@canyonco.org

Receipt Number: 61126

Date: 10/28/2021

Date Created: 10/28/2021

Receipt Type: Normal Receipt

Status: Active

Customer's Name: Darin Taylor

Comments:

CHARGES

<u>Item Being Paid For:</u>	<u>Application Number:</u>	<u>Amount Paid:</u>	<u>Prevs Pymnts:</u>	<u>Unpaid Amnt:</u>
Planning - Conditional Rezone with Development Agreement	CR2021-0012	\$1,235.00	\$0.00	\$0.00
Planning - Combining Preliminary and Final Plats	SD2021-0057	\$1,680.00	\$0.00	\$0.00
Planning - Combining Preliminary and Final Plats Additional Per Lot Fee (Per Application)	SD2021-0057	\$30.00	\$0.00	\$0.00

Sub Total: \$2,945.00

Sales Tax: \$0.00

Total Charges: \$2,945.00

PAYMENTS

<u>Type of Payment:</u>	<u>Check/Ref Number:</u>	<u>Amount:</u>
Check	3496	\$2,945.00

Total Payments: \$2,945.00

ADJUSTMENTS

Receipt Balance: \$0.00

Issued By: rkiyabu

2019-061380

RECORDED

12/17/2019 09:47 AM

CHRIS YAMAMOTO
CANYON COUNTY RECORDER

Pgs=3 PBRIDGES \$15.00
TYPE: DEED
TITLEONE BOISE
ELECTRONICALLY RECORDED



Order Number: 19348947

Warranty Deed

For value received,

Thomas E. Bloch and Annette M. Bloch, Co-Trustees of the Tom and Annette Bloch Trust under Trust Agreement dated December 15, 2006 and their substitutes and successors as trustee thereunder

the grantor, does hereby grant, bargain, sell, and convey unto

Ryan Walker and Heidi Walker, husband and wife

*RW
HW*

whose current address is 9704 Hwy 44 #1 Middleton, ID 83644

the grantee, the following described premises, in Canyon County, Idaho, to wit:

A part of the West half of the Northwest quarter of Section 20, Township 5 North, Range 3 West of the Boise Meridian in Canyon County, Idaho, more particularly described, to-wit:

Commencing at the Northeast corner of the West half of the Northwest quarter of Section 20, Township 5 North, Range 3 West of the Boise Meridian, the Initial Point; thence
South 0°00'00" West 1330.94 feet along the East boundary of the said West half of the Northwest quarter, to a point in the centerline of Conway Drain, as now located and constructed; thence meandering along the said centerline
South 32°39'24" West 115.64 feet to the point of curve of a 60.00 foot radius curve right; thence
South 58°30'42" West 39.34 feet along the long chord of the said 60.00 foot radius curve right, to the point of tangent of the said 60.00 foot radius curve right; thence
South 77°14'40" West 529.46 feet to a point in the centerline of a certain natural drain; thence leaving the said centerline of said Conway Drain and meandering along the said centerline of a certain natural drain
North 8°33'50" West 1016.11 feet; thence

Order Number: 19348947

Warranty Deed - Page 1 of 3

North 4°35'00" West 563.24 feet to a point in the North boundary of the said West half of the Northwest quarter;
thence leaving the said centerline of a certain natural drain
South 89°58'00" East 808.66 feet along the said North boundary to the Initial Point.

To have and to hold the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Remainder of page intentionally left blank.

Dated: December 10, 2019

The Tom & Annette Bloch Trust

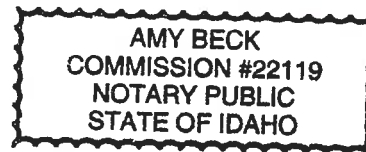
By: Thomas E. Bloch
Thomas E. Bloch, Co-Trustee

By: Annette M. Bloch
Annette M. Bloch, Co-Trustee

State of Idaho, County of Canyon, ss.

On this 13 day of December in the year of 2019, before me, the undersigned, a Notary Public in and for said State, personally appeared Thomas E. Bloch and Annette M. Bloch, Co-Trustees of the Tom and Annette Bloch Trust under Trust Agreement dated December 15, 2006 and their substitutes and successors as trustee thereunder, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

Notary Public
Residing In:
My Commission Expires:
(seal)



Residing in Nampa, ID
My Commission Expires 4/21/2024

NEIGHBORHOOD MEETING SIGN-UP

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #140, Caldwell, ID 83605

www.canyonco.org/dsd.aspx

Phone: 208-454-7458

Fax: 208-454-6633



NEIGHBORHOOD MEETING SIGN UP SHEET

CANYON COUNTY ZONING ORDINANCE §07-01-15

Applicants shall conduct a neighborhood meeting for any proposed comprehensive plan amendment, zoning map amendment (rezone), subdivision, variance, conditional use, zoning ordinance map amendment, or other requests requiring a public hearing.

SITE INFORMATION

Site Address: 16817 Goodson Rd Parcel Number: R371610052
City: Caldwell State: ID ZIP Code: 83607
Notices Mailed Date: 5-3-21 Number of Acres: 14.05 Current Zoning: R-2
Description of the Request: Rezone

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Jessica Skinner
Company Name:
Current address:
City: State: ZIP Code:
Phone: Cell: Fax:
Email:

MEETING INFORMATION

DATE OF MEETING: 5-13-21	MEETING LOCATION: Site	
MEETING START TIME: 6 PM	MEETING END TIME: 6:20	
ATTENDEES:		
NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. CASEY KASUM		16744 Goodson Rd Caldwell
2. New House		16768 Goodson Rd Caldwell
3. Carmen House		16768 Goodson Rd Caldwell
4. Diana Horsley		26786 Wagner Rd Caldwell
5. MATT Horsley		- - -
6. JAKE DURHAM		16816 Goodson Rd
7. MIRANDA DURHAM		16816 Goodson Rd
8. Brad Simpson		26807 Wagner Rd 83607
9.		

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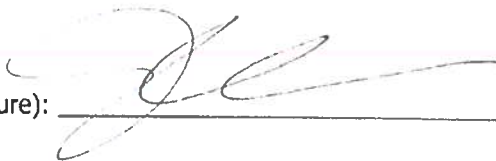
NEIGHBORHOOD MEETING CERTIFICATION:

I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accordance with Canyon County Zoning Ordinance § 07-01-15.

APPLICANT/REPRESENTATIVE (Please print):

Jessica Skinner

APPLICANT/REPRESENTATIVE (Signature):



DATE:

5, 13, 21